

## **Narrative Statement**

### **Wheelhouse Apartments Phase 2 – PUD amendment**

In 2021, an amendment to the Wheeler Landing PUD was approved to facilitate improvement of a 214-unit apartment project to be developed by J.C. Hart Company. Now dubbed Wheelhouse Apartments on the Monon, buildings are under construction. The site is on 7.65 acres at the southwest corner of Wheeler Road and Virginia Rose Avenue.

J.C. Hart is now proposing a second phase for Wheelhouse. It will feature 148 units on 5.5 acres to the west, the southeast corner of Grand Park Boulevard and Virginia Rose. Phase 2 will continue with the same architectural theme and will also feature a dog park and pedestrian amenities such as a gazebo, fire table and outdoor grills.

A text amendment to the Wheeler Landing PUD is being sought. Phase 1 was granted a 50% reduction in landscape plantings and an allowance of plantings in the right-of-way to count towards the External Street Frontage Landscape requirement. The developer is requesting these two modifications for the Phase 2 real estate to provide for a consistent appearance. This second phase is proposing a 25% reduction in tree quantity and 50% reduction in shrub count. These reductions are reflected in the attached Landscape Plan.